

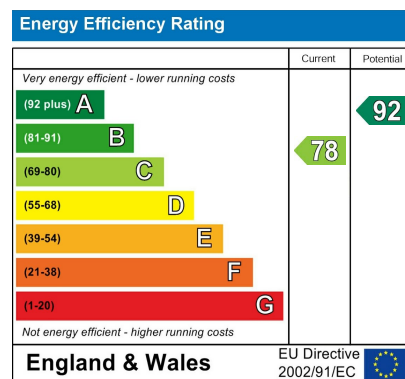


brittons
estate agents

www.brittons.net

DIRECTIONS

From our Kings Lynn office leave the Tuesday Market Place on Saint Nicholas Street, turn right onto Chapel Street then left onto Austin Street; at the junction turn right. Remain in the left hand lane until arriving on Wootton Road (A148) continue along turn right onto Dairy Way where the property can be easily identified by our For Sale board.



NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.



18 Dairy Way Gaywood King's Lynn Norfolk PE30 4TR

SHARED OWNERSHIP TWO BED SEMI DETACHED HOUSE

Gaywood

£84,000 Leasehold - Share of Freehold

01553 692828
sales@brittons.net



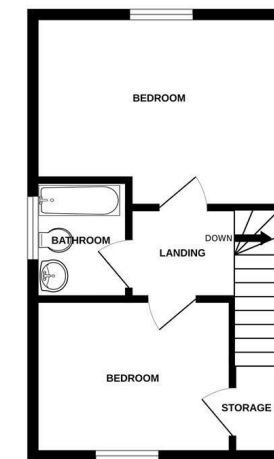
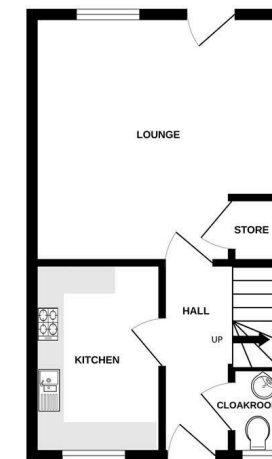


- ENTRANCE PORCH** 13'0 x 3'11 (3.96m x 1.19m)
Tiled floor, stairs leading to first floor.
- CLOAKROOM** 5'1 x 3'2 (1.55m x 0.97m)
Vinyl flooring, W.C, hand basin and radiator.
- LOUNGE / DINER** 13'10 x 13'9 (4.22m x 4.19m)
Laminate flooring, under stairs storage cupboard with light, window to rear aspect and a door leading to rear garden of the property.
- KITCHEN** 11'8 x 7'1 (3.56m x 2.16m)
Range of wall, base and drawer units with worktops over. Integrated electric oven with extractor over and a gas hob. Space for washing machine and fridge / freezer. Vinyl flooring. Wall mounted boiler. Window to rear aspect.
- LANDING** 7'00 x 4'10 (2.13m x 1.47m)
Fitted carpet and loft access.
- BATHROOM** 6'11 x 6'9 (2.11m x 2.06m)
Three piece suite comprising of bath with Thermostatic shower over, wash hand basin and W.C. Shaving point. Vinyl flooring.
- BEDROOM ONE** 13'10 x 11'3 (4.22m x 3.43m)
Laminate flooring, window to rear aspect and a radiator.
- BEDROOM TWO** 10'6 x 10'0 (3.20m x 3.05m)
Laminate flooring, built in storage cupboard, window to front aspect.
- FRONT GARDEN**
Comprising of flower beds with decorative shrubs and plants.
- REAR GARDEN**
Mainly laid to patio and lawn, fully enclosed.

Brittons are proud to offer this 40% Shared equity semi-detached house located on Dairy Way in the delightful area of Gaywood, King's Lynn. This property boasts a cosy reception room, perfect for relaxing or entertaining guests. With two bedrooms, there is ample space for a family or those looking for a guest room or home office. One of the highlights of this lovely home is the low maintenance fully enclosed garden, ideal for enjoying a cup of tea on a sunny afternoon or for hosting a barbecue with friends and family. The property also features skimmed ceilings throughout, adding a touch of elegance to the space. Presented in immaculate condition, this house is ready for you to move in and make it your own. With parking available, you won't have to worry about finding a spot after a long day at work. Don't miss out on the opportunity to own this wonderful property in a peaceful neighbourhood. Contact us today to arrange a viewing and start envisioning your life in this beautiful home on Dairy Way. Please note - The new owner will be liable to pay a rent to Longhurst for the remaining 60% of ownership. The current amount is £278.33 which, includes building insurance. A monthly management charge of £25.15 is also payable.

GROUND FLOOR

1ST FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or other omissions. The plan is for guidance purposes only and should be used in conjunction with a prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metropix (2024)



